Document No. 3935
Voted at Meeting of 5/1/80

BOARD OF APPEAL REFERRALS May 1, 1980

3935

1.	Z-4682	Cory Benson 193 Beacon Street, Boston
2.	Z-4686	Frank Lochirco 330-332 Sumner Street, East Boston
3.	Z-4688	Exxon Company USA 841 Morton Street, Dorchester
4.	Z-4690	Richard J. Rose 500-502 Poplar Street, Roslindale
5.	Z-4692	Thomas F. Gallagher 211-211A Belgrade Avenue, Roslindale
6.	Z-4701	Brick & Timber Trust 326 A Street, South Boston
7.	Z-4712	Peabody Construction Company 24 Bellflower Street, Dorchester
8.	Z-4718-4720	Maurice & Ida Joyce & John Moore 38-41-45 Hillcroft Road, Jamaica Plain
9.	Z- 4622	Duffy Roofing Co., Inc. 2281 Dorchester Avenue, Dorchester
10.	Z-4730	47-49 Realty Trust 47-49 Hancock Street, Boston

MEMORANDUM

MAY 1, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/13/80

Z-4682
Cory Benson
193 Beacon Street, Boston
near Clarendon Street

Five-story structure

District(s): apartment H-5-70 ; general business ; industrial
residential ; local business ; waterfront
single family ; manufacturing

Purpose: Erect one-story, two-car garage and deck addition to four unit apartment structure.

Violation(s):

Section		Required	Proposed
20-2.	Accessory garage occupying more than 40% of rear yard and located within four feet of side lot line is not allowed in H-5-70 District.		

Back Bay Architectural Commission has approved design of garage addition. No reaction from Neighborhood Association. Recommend approval.

VOTED: In reference to Petition Z-4682, brought by Cory Benson, 193 Beacon Street, Boston, for a variance to erect a one-story, two-car garage and deck addition to a four unit apartment structure in an Apartment (H-5-70) District, the Boston Redevelopment Authority recommends approval. Back Bay Architectural Commission has approved design of garage/deck addition.

STORROW
JAMES
STORROW
DOCK
MEMORIAL
WALL
RAMP
BACK
BEACON
DARTMOUTH
CLARENDON
BERKELEY
STREET
ALLEY
FIRST UNITARIAN CHURCH IN BOSTON
FIRST LUTHERAN CHURCH
AVENUE
MAP - BOROUGH
WALK
COMMONWEALTH
FIRST BAPTIST CHURCH
CHURCH OF THE COVENANT
NEWBURY
Z-4682
193 BEACON ST.
(B.P.)

Board of Appeal Referrals 5/1/80

Z-4686
Frank Lochirco
330-332 Sumner Street
East Boston
near Cottage Street

Hearing: 5/13/80

One-story masonry structure.

District(s): apartment H-1-40 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from store to bakery.

Violation(s):

Section		Required	Proposed
8-7.	Manufacturing of food products is forbidden in an H-1 District.		

Bakery is relocating within immediate neighborhood. Structure is more appropriate and will be owner occupied. East Boston Land Use Council and Little City Hall have no objections.
Recommend approval.

VOTED: In reference to Petition Z-4686, brought by Frank Lochirco, 330-332 Sumner Street, East Boston, for a forbidden use for change of occupancy from store to bakery in an Apartment (H-1-40) District, the Boston Redevelopment Authority recommends approval. Bakery is relocating within immediate neighborhood. Structure is appropriate and will be owner occupied.

Z-4686
330-332 SUMNER ST.
(E.B.)

Board of Appeal Referrals 5/1/80

Z-4688
Exxon Company USA
841 Morton Street, Dorchester
at Norfolk Street

Hearing: 5/20/80

Gas Service Station

District(s):					
	apartment_____		general business_____		industrial_____
	residential_____		local business L-.5		waterfront_____
	single family_____				manufacturing_____

Purpose: Erect one-story gas service station.

Violation(s):

Section		Required	Proposed
8-7.	Gas service station is conditional in an L-.5 District.		
19-6.	Front yard is insufficient.		

Existing facility will be demolished and new "split island" (Self-service - attendant operated pumps) station erected as part of general modernization program upgrading appearance and efficiency of existing stations. Gas station has existed at site since 1941. Little City Hall has no objections. Recommend approval.

VOTED: In reference to Petition Z-4688, brought by Exxon Company USA, 841 Morton Street, Dorchester, for a conditional use and a variance to erect a one-story gas service station in a Local Business (L-.5) District, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service stations.

Z-4688
841 MORTON ST.
(DOR.)
MORTON
STREET
HILDRETH
MIDDLETON
ST.
HEBREW SCHOOL
SHAW PAULINE ELEM SCHOOL
WOLCOTT ELEM SCHOOL
WALL
VERRILL
FLINT
PARKING
MORTON
HANNON
MIDLAND
DIVISION
POLICE STATION
EVANS
HOPKINS
CORBET
BALLOU
ELIZABETH
ASTORIA
HENRIETTA
DOONE
PARKING

Board of Appeal Referrals 5/1/80

Z-4690
Richard J. Rose
500-502 Poplar Street
Roslindale
at Glencliff Rd.

Hearing: 5/20/80

2 1/2 story structure.

District(s):					
	apartment		general business		industrial
	residential		local business		waterfront
	single family	S-.5			manufacturing

Purpose: Erect two shed dormer additions to two-family dwelling.

Violation(s):

Section		Required	Proposed
9-1.	Extension of a non-conforming use requires Board of Appeal hearing.		

Dormer additions are existing. No adverse effect.
Recommend approval.

VOTED: In reference to Petition Z-4690, brought by Richard J. Rose, 500-502 Poplar Street, Roslindale, for an extension of a non-conforming use to erect two shed dormer additions to a two-family dwelling in a single family (S-.5) District, the Boston Redevelopment Authority recommends approval.

Z-4690
500-502 POPLAR ST.
(ROS.)
GLENDOWER
STREET
HIGHFIELD
CHISHOLM
CHISHOLM TER.
CHISHOLM ROAD
CHISHOLM LANE
CHISHOLM ROAD
STREET
STREET
STREET
STREET
STREET
STREET
STREET
STREET
HAUTVALE
CLARON
ROAD
DALE
DONCASTER
GEORGE
WRIGHT
GOLF
COURSE
POPLAR
BEECH
GLENCLIFFE
BRAXTON
ROAD
GEORGE P. COMLEY ELEMENTARY SCHOOL

Board of Appeal Referrals 5/1/80

Z-4692
Thomas F. Gallagher
211-211A Belgrade Avenue
Roslindale
Near Walworth Street

Hearing: 5/20/80

One-story masonry structure

District(s): apartment_____ general business_____ industrial_____
residential R-.8 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Change occupancy from two stores to general offices and accessory interior storage.

Violation(s):

Section	Required	Proposed
9-2. Change in a non-conforming use requires Board of Appeal hearing.		

Structure has been occupied as offices for last ten years. No adverse impact on local business - residential area. Recommend approval.

VOTED: In reference to Petition Z-4692, brought by Thomas F. Gallagher, 211-211A Belgrade Avenue, Roslindale, for a change in a non-conforming use for change of occupancy from two stores to general offices and accessory interior storage in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval. Structure has been occupied as offices for last ten years. No adverse impact on this local business-residential area.

Z-4692
211-211A BELGRADE AVE.
(ROS.)
SOUTH
STREET
TYNDALE
STREET
(PROPOSED ST.)
STREET
STREET
WEST ROXBURY BRANCH
UNDERPASS
HARTFORD
AINSWORTH ST.
WALWORTH
AVENUE
BELGRADE
ARDENT
STREET
AVENUE
STREET
STREET
WALWORTH
DURNELL
ORANGE ST
ORANGE
REXHAME
STREET
BERYL
STREET
CORNELL
COLBERG
ALDRICH
NEWBURG
STREET
STREET

Board of Appeal Referrals 5/1/80

Hearing: 5/13/80

Z-4701
Brick & Timber Trust
326 A Street, South Boston
at Melcher Street

Six-story masonry structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-4

Purpose: Change occupancy from manufacturing to nine apartments and offices.

Violation(s):

Section		Required	Proposed
8-7.	Multi-family dwelling is conditional in an M-4 District.		

First three floors of structure would be converted to office space and remaining three to living-working facilities for artists. Proposal will tend to alleviate need for this use in the area. Community groups indicate no opposition. Recommend approval with proviso.

VOTED: In reference to Petition Z-4701, brought by Brick & Timber Trust, 326 A Street, South Boston, for a conditional use for change of occupancy from manufacturing to nine apartments and offices in a manufacturing (M-4) District, the Boston Redevelopment Authority recommends approval with the following proviso: That plans including parking plan be submitted to the Authority for design review. Proposal will provide living-working facilities for artists in the area.

Z-4701
325 A STREET
(S.B.)
NEW YORK NEW HAVEN & HARTFORD RAILROAD
TURN TABLE
SUMMER STREET
STREET
COURT
NECCO ST
NECCO
MELCHER
WORMWOOD
BINFORD
PARKING AREA
FARNSWORTH
PITTSBURGH
STILLINGS
SLEEPER
APPROACH
FORT
CHANNEL
DORCHESTER
MT. WASHINGTON

Board of Appeal Referrals May 1, 1980

Hearing: 5/6/80

Z-4712
Peabody Construction Company Inc.
24 Bellflower St., Dorchester
Near Boston Street

1.3 acres of land - H-1-50

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Erect four story 114 unit apartment structure for elderly.

Violation(s):

Section		Required	Proposed
14-1.	Lot area is insufficient.	118,000 sf.	57,035 sf.
15-1.	Floor area is excessive.	1	1.5
17-1.	Open space is insufficient	400 sf.	0
18-4	Front yard is insufficent	20 ft.	11 ft.
19-1.	Side yard is insufficient.	19 ft.	11 ft.
23-8.	Off street parking is not located on same lot as main use.		

In May 1964, a fire destroyed sixteen buildings on this site. The proposed architecturally conforming housing complex will have a positive affect on the neighborhood. Open space is provided on plan. Parking facilities located opposite development on Bellflower Street. Community has indicated strong support. Recommend approval with proviso.

VOTED: In reference to Petition Z-4712, brought by Peabody Construction Company Inc., 24 Bellflower Street, Dorchester, for six variances to erect a four story 114 unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-47½
24 BELLFLOWER ST.
(DOR.)
POWER ST
RAWSON STREET
WASHBURN STREET
HOWELL STREET
WEST HOWELL STREET
W BELLFLOWER STREET
BELLFLOWER STREET
DORSET ST. DORSET STREET
HARVEST STREET
HARVEST TER
ROGER CLAP SCHOOL
MT VERNON STREET
ST MARGARET STREET
MAYHEW ST
PARKING AREA
DORCHESTER HISTORICAL SOCIETY
KEMP
LOCUST
DORCHESTER
VERNON
BOSTON

Board of Appeal Referrals 5/1/80

Hearing: 6/24/80

Z-4718-4720
Maurice & Ida Joyce
John Moore
38-41-45 Hillcroft Road
Jamaica Plain
near Centre Street

36,090 square feet of land.

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family S-.3 manufacturing_____

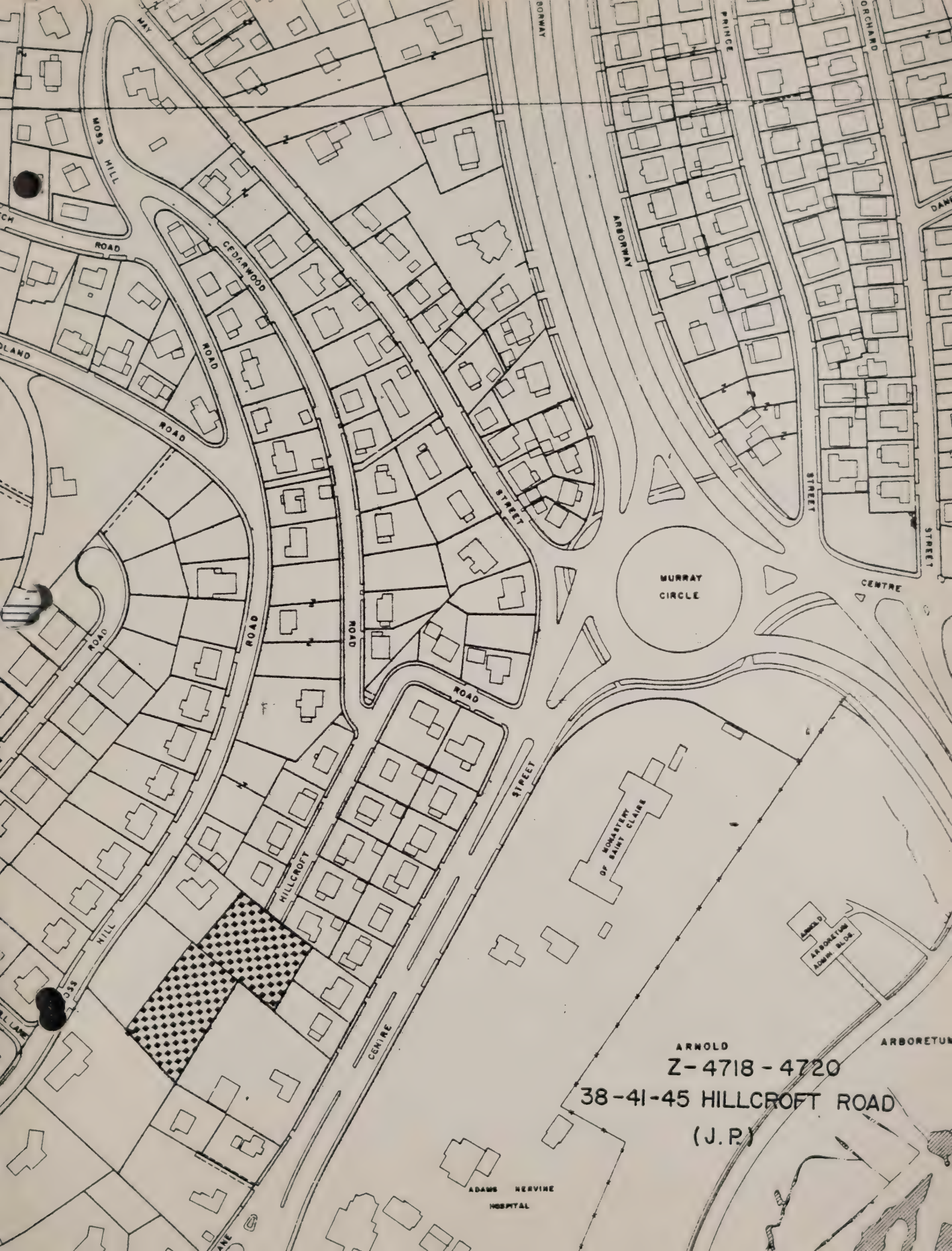
Purpose: Erect three one-family dwellings.

Violation(s):

Section		Required	Proposed
14-1.	Lot area is insufficient.	9000 sf	8540 sf
14-4.	Street frontage is insufficient.	70 ft.	20 ft.
20-1.	Rear yard is insufficient.	40 ft.	~~18 ft.~~ 17 ft.)

In 1979, Petitioner's proposal to construct four single family dwellings was approved by the Authority; Board of Appeal subsequently dismissed the appeal without prejudice.
Petitioner has since met with Jamaica Hills Association. Development has been reduced in size and landscaping details have been provided. Recommend approval with proviso.

VOTED: In reference to Petitions Z-4718-4720, brought by Maurice & Ida Joyce & John Moore, 38-41-45 Hillcroft Road, Jamaica Plain, for four variances to erect three one-family dwellings in a single family (S-.3) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.


MOSS HILL ROAD
CEDARWOOD ROAD
ROAD
ROAD
ROAD
ROAD
ROAD
ROAD
ARBORWAY
STREET
STREET
STREET
CENTRE
MURRAY CIRCLE
HILLCROFT
STREET
CENTRE
MONASTERY OF SAINT CLAIRE
ARNOLD ARBORETUM ADMIN. BLDG.
ADAMS NERVINE HOSPITAL
ARNOLD
ARBORETUM
Z-4718-4720
38-41-45 HILLCROFT ROAD
(J.P.)

Board of Appeal Referrals 5/1/80

Hearing: 5/13/80

Z-4722
Duffy Roofing Co., Inc.
2281 Dorchester Ave, Dorchester
at Pierce Square

One-story masonry structure.

District(s):			
apartment_____	general business_____	industrial_____
residential_____	local business L-1	waterfront_____
single family_____		manufacturing_____

Purpose: Change occupancy from garage, recapping and sale of tires to warehouse, office and parking of trucks.

Violation(s):

Section	Required	Proposed
9-2. Change in a non-conforming use requires Board of Appeal hearing.		

Proposal has generated two concerns: consistency with Lower Mills revitalization plans which include creation of a State funded Heritage Park and truck traffic impact on planned basic pedestrian environment for shopping district. However, the Lower Mills Neighborhood Service Center has expressed support. Recommend approval with proviso.

VOTED: In reference to Petition Z-4722, brought by Duffy Roofing Co., Inc., 2281 Dorchester Ave., Dorchester, for a change in a non-conforming use for change of occupancy from garage, recapping and sale of tires to warehouse, office and parking of trucks in a local business (L-1) District, the Boston Redevelopment Authority recommends approval with proviso that use terminate December 31, 1981, to permit reassessment of its impact on the area. Proposal has generated two concerns: consistency with Lower Mills revitalization plans which include creation of a State funded Heritage Park and truck traffic impact on planned basic pedestrian environment for shopping district.

Z-4722
2281 DORCHESTER AVE.
(DOR.)
BUTLER STREET
HUNTOON
ST. BUTLER
BRANCHFIELD
MEDWAY
NEPONSET
ADAMS
PIERCE SQ.
ADAMS STREET
DORCHESTER PLACE
ADAMS PARK
GILBERT STUART EL SCHOOL
RICHMOND
WASHINGTON
AVONDALE
ROAD
BAKERS
CITY OF BOSTON
CITY OF MILTON

Board of Appeal Referrals 5/1/80

Hearing: 5/20/80

Z-4730
47-49 Realty Trust
47-49 Hancock Street, Boston
near Myrtle Street

Four-story structure

District(s):			
apartment_____	general business_____	industrial_____
residential H-2-65	local business_____	waterfront_____
single family_____		manufacturing_____

Purpose: Convert attic to bedroom, bathroom and loft.

Violation(s):

Section	Required	Proposed
15-1. Floor area ratio is excessive.		

Proposal will provide additional space for residential unit in a ten-apartment condominium structure. Beacon Hill Civic Association has voted approval. Recommend approval.

VOTED: In reference to Petition Z-4730, brought by 47-49 Realty Trust, 47-49 Hancock Street, Boston, for a variance to convert attic to bedroom and loft in a ten-unit apartment structure in Residential (H-2-65) District, the Boston Redevelopment Authority recommends approval.

Z-4730
47-49 HANCOCK ST.
(B.P.)
SMITH COURT
DERNE
STREET
SUFFOLK UNIVERSITY
CHURCH OF ST. JOHN (EPISC.)
WALL
METROPOLITAN DISTRICT COMMISSION
SUFFOLK
COUNTY COURT
HOUSE
PEMBERTON SQUARE
PARKING
FORD HALL
PLACE
ASHBURTON
MASON MEMORIAL UNITED COMMUNITY SERVICES
BOSTON SCHOOL COMMITTEE
SOMERSET
COMMONWEALTH OF MASSACHUSETTS STATE HOUSE
MT VERNON PLACE
JOY PLACE
JOY
PICKNEY
VERNON
CHESTNUT
BEACON
MONUMENT
POND
FROG
PARK
PARK ST PL
BOSTON ATHENAEUM LIBRARY
TREMONT PLACE
GRANARY BURIAL GROUND (CEM)
CATHOLIC INFORMATION CENTER
PARK STREET CHURCH
TREMONT TEMPLE BAPTIST CHURCH
BOSWORTH
BROMFIELD
CHAPMAN
PROVINCE
SCHOOL
HAMILTON
WESLEYAN PL
LOEW'S ORPHEUM THEATRE
WINTER
TREMONT
KINGS CHAPEL (UNITARIAN)
CAMBRIDGE